

028164 WARRANTY DEED

I: JANE C. LEVY, of Palo Alto, in the State of California

(Being unmarried), for consideration paid, \$7,000

grant to JOAN C. MITCHELL

whose mailing address is: 8 Johnson Heights, Waterville, ME 04901

with WARRANTY COVENANTS

NO TRANSFER
TAX PAID

A one-half interest in a certain lot or parcel of land situated on Johnson Heights in Waterville, County of Kennebec, State of Maine, bounded and described as follows, to wit:

Starting at the northeast corner of Lot Number ten (10) as shown on a Plan of Johnson Heights, recorded in Kennebec Registry of Deeds in Plan Book 12, Page 26A; which is also the northwest corner of Lot Number eight (8), as shown on the aforesaid Plan; thence to the east along the north line of Lot Number eight (8), a distance of sixty (60) feet to the northwest corner of land sold by Lewis J. Rosenthal to one Shapiro, thence to the south, at right angles, a distance of one hundred (100) feet to the south line of said Lot Number eight (8); thence to the west along the south line of Lot Number eight (8), a distance of sixty (60) feet to the southwest corner of Lot Number eight (8); thence to the north along the westerly line of said Lot Number eight (8), a distance of one hundred (100) feet to the point of beginning. The above described lot is a part of Lot Number eight (8), as shown on the aforesaid Plan recorded in Plan Book 12, Page 26A in the Kennebec Registry of Deeds.

Also a certain other lot or parcel of land being part of Lot Number ten (10), as shown on the aforesaid Plan bounded and described as follows:

Starting at the northeast corner of said Lot Number ten (10) as shown on the aforesaid Plan, recorded in Plan Book 12, Page 26A; thence to the west along the northerly line of Lot Number ten (10), a distance of forty-five (45) feet to a point; thence to the south at right angles a distance of one hundred (100) feet to the south line of Lot Number ten (10); thence to the east along the south line of Lot Number ten (10), a distance of forty-five (45) feet to the southwest corner of Lot Number eight (8); thence to the north along the westerly line of Lot Number eight (8), a distance of one hundred (100) feet to the point of beginning.

This conveyance is subject to the following restrictions (excepting for the restriction which was released by quitclaim deed relating to the building of St. Mark's Church as set forth in the quitclaim deed dated April 28, 1967 and recorded in said Registry in Book 1441 Page 408.), to wit

No building other than a private dwelling house for not over one-family occupancy together with private garage for use by occupants of house shall be erected upon said premises. No part of any building shall be placed nearer than thirty (30) feet from the line of any street, provided, however, that porticoes projecting not over three (3) feet, steps, and bay windows are to be allowed on said reserved space. No part of any building shall be placed nearer than six (6) feet from any sideline. No double-decked porches may be built on any house. Said dwelling house and garage shall cost not less than fifteen thousand dollars (\$15,000.00). The garage, unless built as part of the house, shall be set back at least sixty (60) feet from the line of the street. No animals of any kind shall be kept on the premises excepting, however, household pets. No dwelling house shall be erected on any lot having less than seventy (70) feet frontage on the street.

Meaning and intending to convey the same premises described in a deed from Joan C. Mitchell to Joan C. Mitchell and Jane C. Levy

recorded in Kennebec Registry of Deeds Book 3252 Page 5.

WITNESS my hand and seal this
day of November, 1988.

Richard C. Rout

Witness

Jane C. Levy

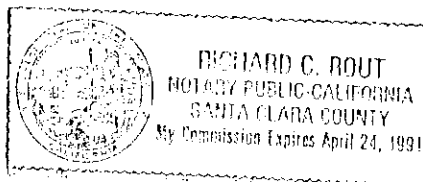
JANE C. LEVY

State of California, *Santa Clara County*, ss. *November 10*, 1988

Then personally appeared the above named JANE C. LEVY and
acknowledged the foregoing instrument to be her free act and
deed, Before me,

Richard C. Rout

Notary Public



RECEIVED KENNEBEC SS.

1988 NOV 30 AM 9:00

TEST: *Richard C. Rout*
REGISTER OF DEEDS